

**330/3 Gerbera Place, Kellyville, NSW 2155**

**THE STUDIO**

**Unit For Sale**

Friday, 12 April 2024

330/3 Gerbera Place, Kellyville, NSW 2155

**Bedrooms: 1**

**Bathrooms: 2**

**Parkings: 1**

**Area: 108 m2**

**Type: Unit**



Shady Ratib  
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## Contact Agent

Designed to seamlessly blend contemporary comfort with low-maintenance convenience, this comfortable one-bedroom apartment offers an integrated living space with a private study and an island kitchen. Enhanced with floor-to-ceiling sliding doors, the interiors are decorated with timber floors, shadow-line ceilings, and pendant lighting. The established complex is enviably located within a 1.3km walk of Bella Vista Station.- Interiors are awash with natural light and offer an open-concept lounge/dining- Effortless in/outdoor flow to an all-weather balcony, elevated urban backdrop- Island kitchen with stone bench tops, stainless steel gas appliances, dishwasher- The queen-sized bedroom features mirrored built-in robes and balcony access- Ensuite and main bathroom reveal floor-to-ceiling tiles, the main bathroom with tub- Dedicated study room, European-style internal laundry, internal storage/linen- Readymade first home or investment option in an area of high growth/demand- Residents can enjoy access to a communal rooftop terrace with district views- Single basement car space and storage unit, lift access in the building/carpark- Set within the catchment area for Bella Vista Public and Crestwood High School- Within a stone's throw to Balmoral Road Sports Complex (500m)- Walking distance to Kellyville Grove Shopping Centre (1.1km)- Sleek timber flooring throughout